LOT 166
IN OR 2071/894
THE HIDEAWAY #2 PB 7/233

TWEEDY SAMUEL LEE & BROOK BLY
86047 RIO WAY
YULEE, FL 32097

2023

42-2N-27-4370-0166-0000

BUILDING CHARACTERISTICS

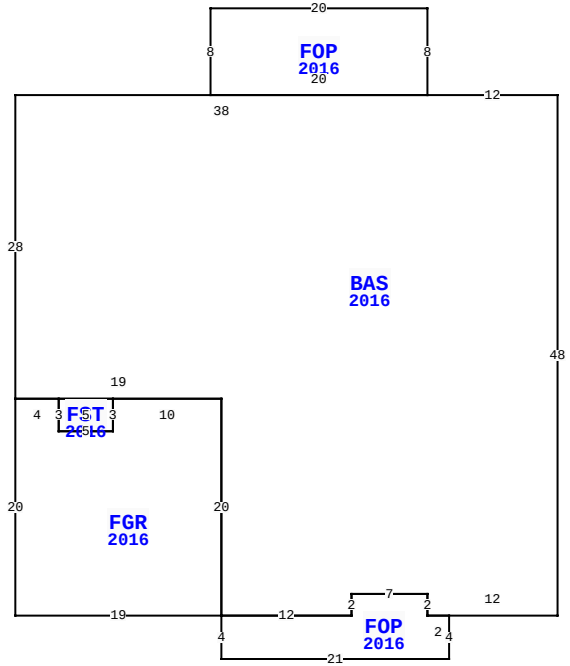
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	208,553
FGR	365	55	201	20,897
FOP	98	30	29	3,015
FOP	160	30	48	4,990
FST	15	55	8	832
TOTALS	2,644		2,292	238,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	118.1488	106.63	244,396	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2006 HX Base Yr 2017



86047 RIO WAY, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,286
TOTAL MARKET OB/XF VALUE		4,232
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		292,518
SOH/AGL Deduction		99,446
ASSESSED VALUE		193,072
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,072
TOTAL JUST VALUE		292,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631841	CO ISSUED	0	06/22/2016
B1631841	NEW CONSTR	249,532	02/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/0894	9/01/2016	WD	Q	I	02	205,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TWEEDY SAMUEL LEE &						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FOP=[YR=2016] N8 W20 S8 E20$ W38 S28
FGR=[YR=2016] S20 E19 FOP=[YR=2016] S4 E21 N4 W2 N2 W7 S2
W12$ N20 W10 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S20
E12 N2 E7 S2 E12 N48$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2016	2016	3	97	378	
2	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	100	2016	2016	3	97	3,854	

LAND DESCRIPTION

TOTAL OB/XF 4,232

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS